

BLUFFTON TOWN COUNCIL MEETING MINUTES  
MAY 11, 2010

Mayor Sulka called the meeting to order at 6:00 p.m. Council members present were Brown, Hamilton, Mitchell and Raymond. Town Manager Barrett, Assistant Town Managers Freeman, Fletcher and Orlando and Town Attorney Finger were also in attendance.

Pledge to the Flag and invocation was given.

Adoption of Agenda:

**Mitchell moved to adopt the agenda as presented. Raymond seconded. The motion carried unanimously.**

Adoption of Minutes:

**Hamilton moved to adopt the minutes of April 6, 2010 as presented. Mitchell seconded. The motion carried unanimously.**

Public Comments:

**Jimmy McIntire**, 90 Big Bluff Drive, stated his concerns on the current and any future developments that would affect the Okatie River headwaters. He requested Council to do what is right.

**Reed Armstrong**, Coastal Conservation League, stated his concerns on the Graves proposed annexation affecting the Okatie River Headwaters. He stated the May River problems needed to be resolved before undertaking the Okatie River. He stated Council should learn from the DNR Study.

**Sarah Kimball**, 122 Pinecrest Circle, thanked Council and Staff for their endeavors toward the Bluffton High School "Youth in Government".

**Carol Weir**, 21 Park Circle, requested Council to research the possibility of having sidewalks connecting the Middle School to Hidden Lakes to encourage children to walk to school.

**Dick Stewart**, 4187 Spring Island Dr., recommended handling the proposed Graves annexation similar to the Port Royal Sound. He stated the following practices are to be done by the developer: 1) To use Best Management Practices; 2) To contribute funds to measure runoff flow; and 3) If there is damage, pay for repair.

Communications from Mayor and Council:

Mayor Sulka stated that Town Manager Barrett will be seated at the podium during Council meetings with other pending additions. She also said the "Consent Agenda" will be added to the agenda that includes the Staff Reports to help the meeting continue in a timely matter.

Presentations, Recognitions and Celebrations:

- a. Foster Care Month Proclamation – Mayor Sulka read the proclamation, which was accepted by Ray Polky, Beaufort County Foster Care Licensing Coordinator.
- b. Keller Williams Realty Red Day Proclamation – Mayor Sulka read the proclamation, which was accepted by Gina Scott and other representatives of Keller Williams Realty.
- c. School Capital Construction Fees – Paul Sommerville, Beaufort County Council Vice-Chairman, gave an summary of three development agreements (Okatie Marsh, Tanger 1 and Greenheath) Beaufort County has entered into since passing the resolution in 2007 to require school construction fees of \$6,000 for each requested resident unit and \$2.50 per square foot for commercial space. He requested Council to consider the matter and give Beaufort County Council their thoughts. Council was in consensus to do so if needed.

Consent Agenda:

- a. Staff Reports: Police, Finance/Administration, Engineering, Growth Management, and Human Resources.
- b. Set Date of June 19<sup>th</sup> for Citizen's Forum on Council's retreat on Strategic Planning to be held at Bluffton High School – 9:00 a.m.
- c. Adoption of Revised Town Council Meeting Schedule
- d. May 25<sup>th</sup> Proposed Workshop Session Related to May River Watershed Action Plan with Presentation from Department of Natural Resources; Roads and Transportation Update; and Proposed FY 2011 Budget Review.

**Mitchell moved to accept the Consent Agenda as presented with the exception of "Adoption of Revised Town Council Meeting Schedule".**

**Raymond seconded.** Mayor Sulka requested an update on some items on the Growth Management Staff Report. **The motion carried unanimously.**

Orlando gave an overview on the Unified Ordinance Overhaul Charrette and also the May River Watershed Action Plan that will be presented on the May 25<sup>th</sup> Council meeting along with a presentation from the Department of Natural Resources.

Presentation of FY 2010-11 Budget – First Ready:

Barrett and Freeman gave an overview of the FY 2010-11 Consolidated Budget of \$18,665,810. It consists of the General Fund Budget of \$10,451,270; the Capital Projects Funds of \$6,731,940; and the Debt Service Fund of \$1,482,600. The millage rate will remain at 38 mills. The General Fund Budget has an 8.5% decrease from last year's budget. Barrett recommended for Council to consider increasing the millage rate to 40 mills to give some flexibility in maintaining services and the ability to enhance worthwhile programs. A workshop will be held on May 25<sup>th</sup>. **Brown moved to have first reading for the FY 2010-11 Budget. Hamilton seconded. The motion carried unanimously.**

FY 2009-10 Budget Amendment – First Reading:

Freeman stated the amendment for the Debt Service Fund is to cover the costs of reinvesting \$800,000 of our Debt Service Reserve for TIF Series 2005 and 2006 Bonds. This will be a one-time increase of \$13,770 to the Debt Service Fund's budget. The investment is for the term of both TIF Bonds and is invested in Beaufort County's latest bond issue earning 4½% interest. **Mitchell moved to have first reading on the FY 2009-10 Budget Amendment. Brown seconded. The motion carried unanimously.**

Graves Family Tract Annexation, Intent to Annex – First Reading:

Rhodes gave an overview. The six properties consist of a total of 150 acres located along the northern side of US Highway 278, west of Graves Road and east of the Okatie River. The proposed annexation is consistent with the Town of Bluffton Comprehensive Plan Future Annexation Area. The Town of Bluffton's Future Land Use Map illustrates this area to be combination of Low Density Commercial along US Highway 278 and Low Density Residential adjacent to Medium Density Residential behind the Low Intensity Commercial. Any development of these parcels must be done with extreme care in order to protect the Okatie River headwaters and related marshes. **Raymond moved to have first reading for the Graves family Tract annexation. Hamilton seconded. The motion carried unanimously.**

Tulifinny Annexation, Zoning Map Amendment – First Reading:

Rhodes gave an overview. The subject property consists of a 43.31 acre site located along the southern side of SC Highway 46, east of the SC Highway 46/SC Highway 170 roundabout. The Tulifinny property was established to be a retreat and currently contains a commercial equestrian center, dormitory building, classrooms, maintenance facility, and several accessory buildings. The proposed annexation is consistent with the Town of Bluffton Comprehensive Plan Future Annexation Area. The proposed land uses are consistent with the Town's Future Land Use Map which illustrates this area to be Low Density Residential and Medium Intensity Commercial. **Mitchell moved to have first reading on the Zoning Map Amendment for the Tulifinny Property. Brown seconded. The motion carried unanimously.**

Establishment of the Unified Ordinance Overhaul Steering Committee:

Rhodes stated a steering committee made of members of the community was needed to help establish the Unified Ordinance overhaul project. A diverse membership base can be an effective resource in major projects with a broad and far reaching scope. Council was in consensus to formalize the steering committee after the Charrette. Staff was directed to recommend additional candidates.

Streetscape Landscape, Hardscape and Lighting Update:

Jarrett stated as part of the Transportation Enhancement Grant process, a field review meeting was held with SCDOT to review the general plans. SCDOT was satisfied with the plans presented after issues related to lighting, pedestrian rest areas, and trees and tree wells were discussed. Jarrett provided a power point presentation that depicted the landscape plans and the pedestrian rest areas.

Town Council Appointed Boards and Commission 2009 Annual Update:

Orlando gave an overview of the Planning Commission, Historic Preservation Commission, Zoning Board of Appeals and the Construction Board of Adjustment & Appeals annual report. Planning Commission Chairman Josh Tiller and Zoning Board of Appeals Chairman Mike Tripka were available for questions. Council was in consensus to review application process.

Town Manager's Report:

There was none.

Public Comments:

There were none.

Adoption of Revised Town Council Meeting Schedule:

**Hamilton moved to adopt the revised Town Council Meeting Schedule as presented. Mitchell seconded. The vote was four in favor with Raymond opposing.**

Executive Session:

Finger requested to add "International Paper Developments Rights Update". Council was in consensus.

- a. Committee Appointments
- b. Contractual Matters:
  - i. Habitat for Humanity's Contract and Service Agreement Related to Affordable Housing Program
  - ii. Town Services Related to Refuse & Recycling Services
  - iii. CIP Projects Relating to:
    - 1) Wharf Street and Oyster Factory park Improvements
    - 2) New River Trailhead Development
  - iv. Personnel Matters
  - v. International Paper Development Rights

**Mitchell moved for Council to go into Executive Session to discuss the abovementioned items. Hamilton seconded. The motion carried unanimously.** Council entered into executive Session at 8:08 p.m.

Action from the Result of Executive Session:

Mayor Sulka called the meeting back to order at 9:55 p.m. and announced no votes were taken. She also announced that there will be no vote on the Refuse & Recycling Services because of seeking legal advice.

**Raymond moved to appoint Bret Anthony to the ATAX Advisory Committee to represent the Hospitality/Lodging designation. Hamilton seconded. The motion carried unanimously.**

**Raymond moved to appoint Tim Holsinger to the ATAX Advisory Committee to represent the Cultural designation. Hamilton seconded. The motion carried unanimously.** (Continued on next page)

Action from the Result of Executive Session – Continued:

**Mitchell moved to authorize Town Manager to execute the Town of Bluffton and Habitat for Humanity Partnership and Construction Contract and the Town of Bluffton/Habitat for Humanity/Beaufort Housing Authority Professional Services Agreement. Brown seconded. The motion carried unanimously.**

**Hamilton moved for the Town Manager or his designee to negotiate and execute the highest rated contract not to exceed \$300,000 for the Wharf Street and Oyster Factory Park Improvements. Brown seconded. The motion carried unanimously.**

Meeting adjourned at 9:57 p.m.

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Mayor

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Town Clerk